

**Note: The following case(s) is/are included in this ad.**

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<a href="#"><u>04-420</u></a>	<a href="#"><u>REGIONAL PROPERTIES, INC.</u></a>
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<a href="#"><u>05-037</u></a>	<a href="#"><u>EMILIO GARCELL</u></a>
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HEARING NO. 05-7-CZ14-1 (04-336)

14-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANT: JESUS PELLETIER

AU to RU-1M(a)

SUBJECT PROPERTY: The SW  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$ , of the NE  $\frac{1}{4}$  of Section 14, Township 57 South, Range 38 East.

LOCATION: Lying on the Northwest corner of S.W. 320 Street & S.W. 188 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.18 Gross Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

HEARING NO. 05-7-CZ14-2 (04-371)

31-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: JUDY F. STUBBS

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).
- (3) Applicant is requesting to permit a 5' wide landscape buffer (7' required) along the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c)(Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Daycare for: Judy F. Stubbs," as prepared by Michael Alimba, P. E., consisting of 2 sheets dated, signed & sealed 5/11/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 24 of GREEN HILLS, SECTION FIVE, Plat book 81, Page 33.

LOCATION: 11221 S.W. 176 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 90' x 110'

PRESENT ZONING: RU-1 (Single-Family Residential)

HEARING NO. 05-7-CZ14-3 (04-420)

29-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: REGIONAL PROPERTIES, INC.

Applicant is requesting to permit a single-family residence setback 9'11" from the rear (south) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," preparer unknown and dated stamped received 11/9/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 30, Block 21, PALMETTO COUNTRY CLUB ESTATES, PART EIGHT, Plat book 75, Page 78.

LOCATION: 9790 S.W. 157 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 85' x 110'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-7-CZ14-4 (04-422)

13-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: ANGEL CATONI

Applicant is requesting to permit a lot with a minimum lot depth of 166.38' (200' required) as measured to the centerline of the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition and Interior Remodeling for Angel Cantoni," as prepared by Antonio Acosta, P. E., consisting of 3 sheets, dated stamped received 11/15/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the north  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , all in Section 13, Township 56 South, Range 38 East.

LOCATION: 17724 S.W. 224 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.277 gross acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

APPLICANT: GREC HOMES II, INC.

- (1) Applicant is requesting to permit single-family residences with lot coverages ranging from 30.195% to 32.3% (30% permitted).

REQUEST #1 ON THE FOLLOWING:

Lots 7, 9, 10, 12 & 13, Block 10 and Lots 2-5, Block 12 and Lot 11, Block 14.

- (2) Applicant is requesting to permit a single-family residence setback a minimum of 13.06' (15' required) from the interior side (north & south) property lines.

REQUEST #2 ON THE FOLLOWING:

Lot 2, Block 10.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Location Map," as prepared by Grec Homes II, Inc. and consisting of 11 pages, dated stamped received 12/22/04 and plans for Model A as prepared by Oliva-Meoz, Architects & Planners, Inc., consisting of 3 pages dated 12/3/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL A-1: All of that part of the east ½ of the east ½ of the NE ¼ of the SW ¼ lying N/ly of Black Creek Canal Right-of-Way and less the north 35' for right-of-way, of Section 2, Township 56 South, Range 39 East, TROPICO, Plat Book 2, Page 57 AND: PARCEL A-2: All of that part Lot of 12 in the SW ¼ lying NE/ly of a 160' Right-of-Way for Black Creek Canal, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57. AND: PARCEL A-3: Lots 7 and 8 of TROPICO, in the SE ¼ of Section 2, Township 56 South, Range 39 East, Plat Book 2, Page 57; LESS the north ½ of the north ½ of said Lot 7. AND: PARCEL A-4: All of that part Lot 9 in the SE ¼ lying NE/ly of a 160' right-of-way for Black Creek Canal, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57. AND: PARCEL A-5: Lot 10 in the SE ¼, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57. AND: PARCEL B: The south ½ of Lot 6, and all of the Lot 11 in the SE ¼, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57. AND: PARCEL C-1: The south ½ of the east ½ of the South 255' of the north ½ of Lot 6, in the SE ¼, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57. AND: PARCEL C-2: Lot 12, in the SE ¼, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57, LESS THE FOLLOWING PARCELS:

Portion of Lot 12, in the SE ¼, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57, more particularly described as follows:

Commencing at the Southeast corner of the SW ¼ of the SE ¼ of said Section 2, thence run N01°06'01"W along the east line of said SW ¼ of the SE ¼ of said Section 2 for 50' to the Point of beginning,

CONTINUED ON PAGE TWO

APPLICANT: GREC HOMES II, INC.

PAGE TWO

thence continue N01°06'01"W 642.54'; thence S88°47'26"W for 166.97'; thence S 01°12'34"E for 6,450.09', N89°48'32"E, this line runs 50' north and parallel to the south line of said SE ¼ of Section 2, for 165.91' to the Point of beginning. AND: A portion of Lot 12, in the SE ¼, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57, more particularly described as follows:

Commencing at the Southeast corner of the SW ¼ of the SE ¼ of said Section 2, thence run N01°06'01"W along the east line of said SW ¼ of the SE ¼ of said Section 2 for 692.54' to the Point of beginning; thence continue N01°06'01"W 367.66'; thence S88°47'26"W for 167.57', thence S01°12'34"E for 367.46'; thence N88°47'26"E, for 166.97' to the Point of beginning. AND: PARCEL C-3: A portion of Lot 12, in the SE ¼ of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57, more particularly described as follows:

Commencing at the Southeast corner of the SW ¼ of the SE ¼ of said Section 2; thence run N01°06'01"W along the east line of said SW ¼ of the SE ¼ of said Section 2 for 580.05' to the Point of beginning; thence continue along the last described line N01°06'01"W 480'; thence S88°47'26"W for 167.57'; thence S01°12'34"E for 480'; N88°47'26"E, for 166.82' to the Point of beginning. AND: PARCEL C-4: The South 5 acres of Lot 13, in the SE ¼, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57. AND: PARCEL D: The south ½ of the west ½ of the south 255' of the north ½ of Lot 6, in the SE ¼, of Section 2, Township 56 South, Range 39 East, of TROPICO, Plat Book 2, Page 57.

LOCATION: Lying between S.W. 192 Street & S.W. 200 Street and between theoretical S.W. 128 Court & Black Creek Canal, Miami-Dade County, Florida.

SIZE OF PROPERTY: 65 Acres

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)  
RU-1 (Single-Family Residential)

HEARING NO. 05-7-CZ14-6 (05-29)

11-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: FIDEL & ISABEL CASTILLO

Applicant is requesting to permit a lot frontage of 182.73' (200' required) and a lot area of 1.59 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A boundary survey is on file and may be examined in the Zoning Department entitled "Map of Boundary Survey," as prepared by Odalys C. Bello, P. S. M. Professional Surveyor and Mapper, dated 2/1/05.

SUBJECT PROPERTY: The south  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  in Section 11, Township 56 South, Range 38 East, less the west 1,130' thereof; also less the south 25' and the east 25' for right-of-way.

LOCATION: The Northwest corner of S.W. 194 Avenue & theoretical S.W. 210 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.59± Gross Acres

PRESENT ZONING: GU (Interim)



HEARING NO. 05-7-CZ14-7 (05-37)

15-55-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: EMILIO GARCELL

Applicant is requesting to permit a single-family residence on a lot with an area of 7.78 gross acres (40 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Legalization Residence for: Mr. & Mrs. Emilio & Caridad Garcell," as prepared by Miami Engineering Co. consisting of 1 sheet and dated stamped received 2/9/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the south  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , all in Section 15, Township 55 South, Range 38 East.

LOCATION: 12350 & 12400 S.W. 199 Avenue, Miami-Dade County.

SIZE OF PROPERTY: 7.78 Gross Acres

PRESENT ZONING: GU (Interim)

APPLICANT: ONDINA RODRIGUEZ

- (1) SPECIAL EXCEPTION to permit a stable to be spaced less than 250' from residences under different ownership to the Northeast and Northwest (not permitted).
- (2) Applicant is requesting to permit the stable to setback 13.2' (20' required) from the interior side (north) property line and a pump house setback 15' (20' required) from the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Zoning Hearing Application of Stables for Roberto Rodriguez," as prepared by Armando Davila, Architect, consisting of 5 pages and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the west 35' thereof in Section 26, Township 56 South, Range 38 East.

LOCATION: 26205 S.W. 197 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.55 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)

APPLICANT: THE MANNHEIMER FOUNDATION, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-426-72, modified by 4ZAB-53-92, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Mannheimer Institute,' as prepared by Isaac Sklar Associates, P. A., Inc., consisting of 5 sheets, dated as follows: sheet No. 'A1' dated received 12-3-91; and Sheet Nos.: 'A2' – 'A5,' dated 7-11-91; and surveys as prepared by Task Surveyors, Inc., consisting of three sheets, dated 6-12-91."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Mannheimer Foundation,' as prepared by Julio Ripoll, Architect consisting of one page dated revised 11-30-04."

- (2) MODIFICATION of Condition #8 of Resolution 4ZAB-386-88, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "8. That no corrals or any other type of structure be permitted within 50' of any property line."

TO: "8. That no additional corrals or any other structures be permitted within 50' of any property line except for the 7 existing cages that are setback between 20.5' and 49.7' from the west property line."

The purpose of the requests is to submit revised site plans showing cages constructed within 50' of the west property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the SE ¼ of the SW ¼ and the east ½ of the west ½ of the SE ¼ of the SW ¼ of Section 27, Township 57 South, Range 38 East, less the south 40' and the east 35' of the east ½ of the SE ¼ of the SW ¼ of said Section 27, AND LESS the south 40' of the east ½ of the west ½ of the SE ¼ of the SW ¼ of said Section 27, AND LESS the area bounded by the north line of the south 40' of the SW ¼ of said Section 27, and bounded by the west line of the east 35' of the SW ¼ of said Section 27, and bounded by a 25' radius arc, concave to the Northwest, said arc being tangent to both of the last described lines. AND: the east ¾ of the NE ¼ of the SW ¼ of Section 27, Township 57 South, Range 38 East.

LOCATION: 20255 S.W. 360 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 56.23 Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 05-7-CZ14-10 (05-82)

7-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: CRESCENT ATLANTIC GROUP, INC.

Applicant is requesting to permit a duplex site with a frontage of 62' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(14) (Alternative Site Development Order) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Crescent Atlantic Group, Inc.," as prepared by LCK/AIA, Inc., consisting of 3 pages and dated 1/11/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 44' of Lot 10 and the east 18' of Lot 11 of Block 5, OLEANDER PARK, Plat book 21, Page 74.

LOCATION: The south side of S.W. 307 Street, & approximately 72.6' east of S.W. 172 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 62' x 130'

PRESENT ZONING: RU-2 (Two Family Residential)